

**Total Sq. Ft.
Footprint w/ 2nd
Floor**

90,632 Sq. Ft.

Building Footprint
80,905 Sq. Ft.

1st Floor Office
(Excl. (2) Whse.
Offices & (2) Whse.
Restrooms, Janitor
Closet, Electric Room,
Equipment Room)
11,489 Sq. Ft.

Warehouse
(Footprint Less 1st
Floor Office)
69,416 Sq. Ft.

2nd Floor Office
(Excl. (2) Exit Stairs,
Lobby Stairs, Open
Lobby)
9,727 Sq. Ft.

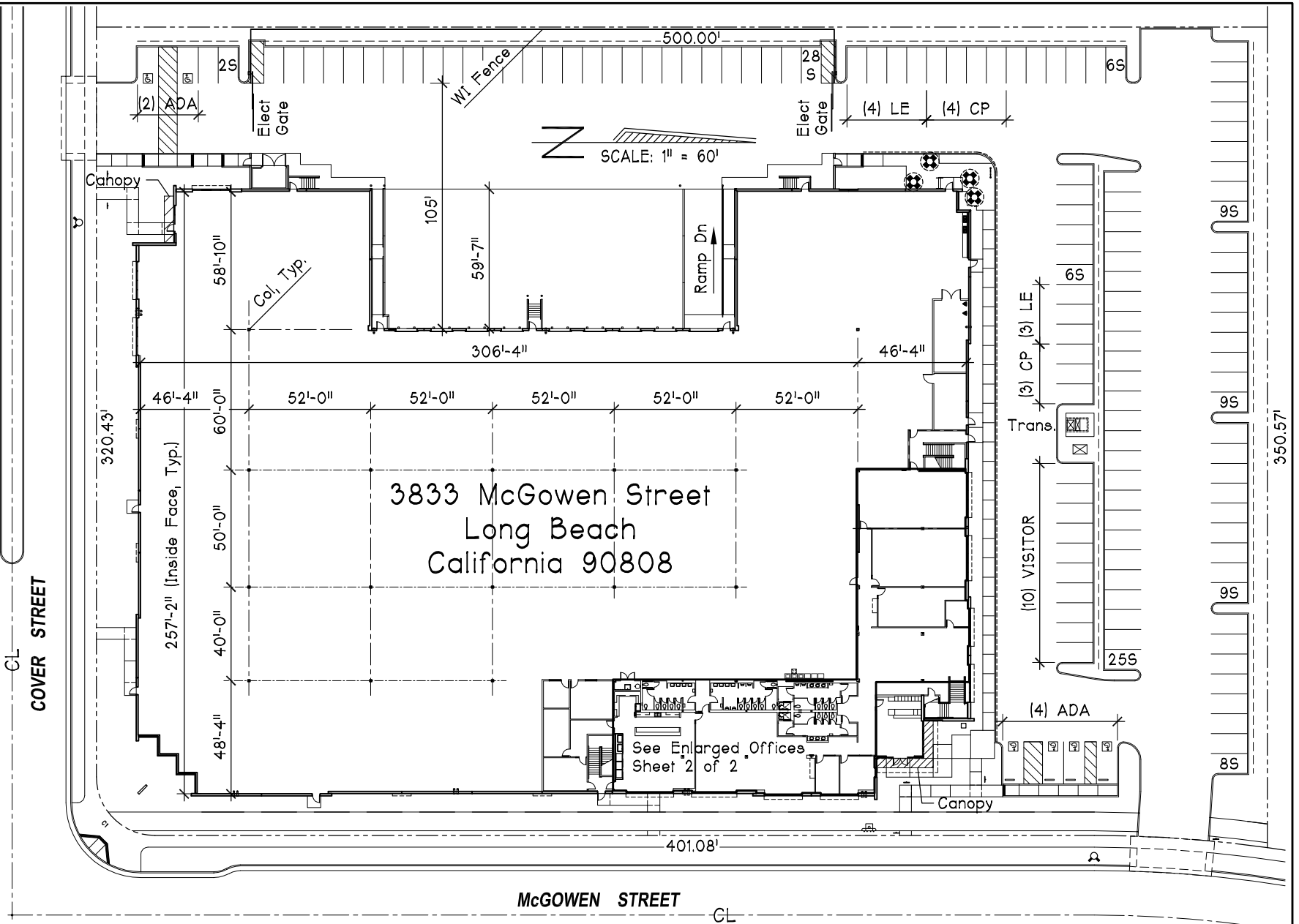
**Parking Spaces
Summary**

112 Standard

7 Carpool (CP)

7 Low Emission (LE)

6 Accessible (ADA)



3833 McGowen Features

"LEED Certified", Quality Concrete Tilt-up Distribution/Manufacturing Facility with many Extra Features, developed by Sares Regis Group.
 *Loading/Site: 59.6 Foot Reinforced Concrete Truckwell Dock; Large 105 Foot Turn-around Radius; (8) 9 ft x 10 ft Dock High Doors and (1) 12 ft x 14 ft Slab Level Door; Dock and Sideyard Secured with 8 ft high Wrought Iron Fence and 30 ft x 8 ft Motorized Sliding Gate at each end; Heavy Duty Reinforced Concrete, Dock Apron and Truck Driveways; Covered Concrete Trash & Recycling Bins Enclosure in Sideyard; 30 ft High LED Site Lighting.
 *Warehouse/Manufacturing: 30 Foot Clear; Height High Piled Storage and

Class IV Commodity Rating (Possible High Hazard); "Bristolite" Skylights Provide 3% Roof Area Coverage; Roof Top Exhaust Fans with Louvered Wall Vents; Off-white Walls; Fluorescent High Bay Lighting; Polished and Sealed 6 inch thick, Reinforced Concrete Slab over Passive Vapor Barrier.
 *Fire Sprinklers: Early Suppression, Fast Response (ESFR) K25 Protection in Warehouse; ESFR Light Hazard Protection in Offices.
 *Utility Services: 3,000 Amp, 480/277 Volt, 3 Phase, 4 Wire Power Supply; 3 Inch Heavy Duty Water Service; Natural Gas Service.
 *Warehouse Restrooms.
 *Property Zone: Douglas Park North

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220-041

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